



Time to *spring* into jobs around the house

A few seasonal tasks will help keep your home in great shape

Each year, your house ages simply from being lived in, from changing outside temperatures (hotter and colder) and from diverse weather conditions (sun, rain, ice, wind). In order to keep all the components of your home running well and in good shape, it's helpful to do a bit of maintenance each season.

- ❑ **Turn on the air conditioning.** If you wait until the first hot day to check you're a/c and it doesn't work, you may have a long, hot wait before the repair people can fix it. Also, remember to replace your HVAC air filter monthly and consider installing a programmable thermostat for energy savings.
- ❑ **Clean the gutters and patch any leaks.** Make sure that the downspouts direct water at least 5 feet away from your foundation walls. If you don't have extenders at the bottom of the downspouts, you'll want to install them. If you don't have gutters, spring is a great time to have them installed.
- ❑ **Wash vinyl siding to remove mildew and keep it looking new.** Be careful with power washing - sometimes this can cause damage to the siding and window screens.
- ❑ **Take a look at the fascia or soffit boards which run around the home along the roof edge** (gutters are attached here). If you **see/feel** soft or deteriorating wood, you'll want to replace the wood in that location so water doesn't seep through into your house or attic.
- ❑ **Check condition of the paint on exterior wood components.** If you see that the paint is faded, peeling, chipping or deteriorating, you'll want to paint the wood to keep it weather tight and prevent wood rot. Be sure to check all window and door frames, fascia and soffits and of course wood siding if your home has it.
- ❑ **If your house has brick siding, be sure to take a look around the exterior for settlement cracks.** If you notice a new crack that is wide (the width of a quarter), you'll want to have it patched so that the exterior wall remains water tight.
- ❑ **Test your smoke and CO detectors and install new batteries.** Make sure all smoke and carbon monoxide detectors and security systems are working properly.
- ❑ **Check the outside water spigots for freeze damage.** Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.
- ❑ **When installing mulch, be sure to leave 6-8" between the ground and the bottom of the siding to prevent moisture from seeping up into the walls. Be sure to avoid pine bark nugget mulch - these attract termites.** Trim and remove dead branches/trees and shrubs which are in contact with the siding or roof - this will help prevent damage during a heavy storm. Also, remove fallen limbs, branches and other debris from your yard to discourage wood-eating insects.
- ❑ **Check the sprinkler system.** You'll want to look for leaky valves, exposed lines and sprinkler heads that aren't working right. Also, make sure that the sprinklers aren't spraying directly onto the house.
- ❑ **After a heavy spring rain, check to see if your yard is draining as it should.** Heavy spring rains can cause your yard to flood and if your yard isn't draining well, standing water can kill the grass. In this case, you may want to consider having a drainage system installed. Also, low areas in the yard or next to the foundation should be filled with compacted soil to prevent foundation flooding.
- ❑ **Check your front porch and backyard deck along with exterior stairs and railings for loose boards, railings and deterioration which need repair.** If you suspect that your deck might have water damage, it's a good idea to get it fixed before it deteriorates more and for safety. Decks and wood fences need to be treated every 4-5 years, depending on how much exposure they get.



Solid Ground

Home Inspections